

1450 N SANTA FE AVE VISTA, CA 92083



RETAIL SUITE FOR LEASE - HIGH TRAFFIC SHOPPING CENTER

ETHAN PARK | Lic. 02191123

Sales & Leasing Associate

Tel (760) 978-8053

Ethan@PacificCoastCommercial.com

CHRISTINA CHA | Lic. 02163978

Sales & Leasing Associate

Tel (410) 303-5520

Christina@PacificCoastCommercial.com

MARC KARREN | Lic. 01912607

Director | Brokerage

Tel (760) 803-5363

Marc@PacificCoastCommercial.com

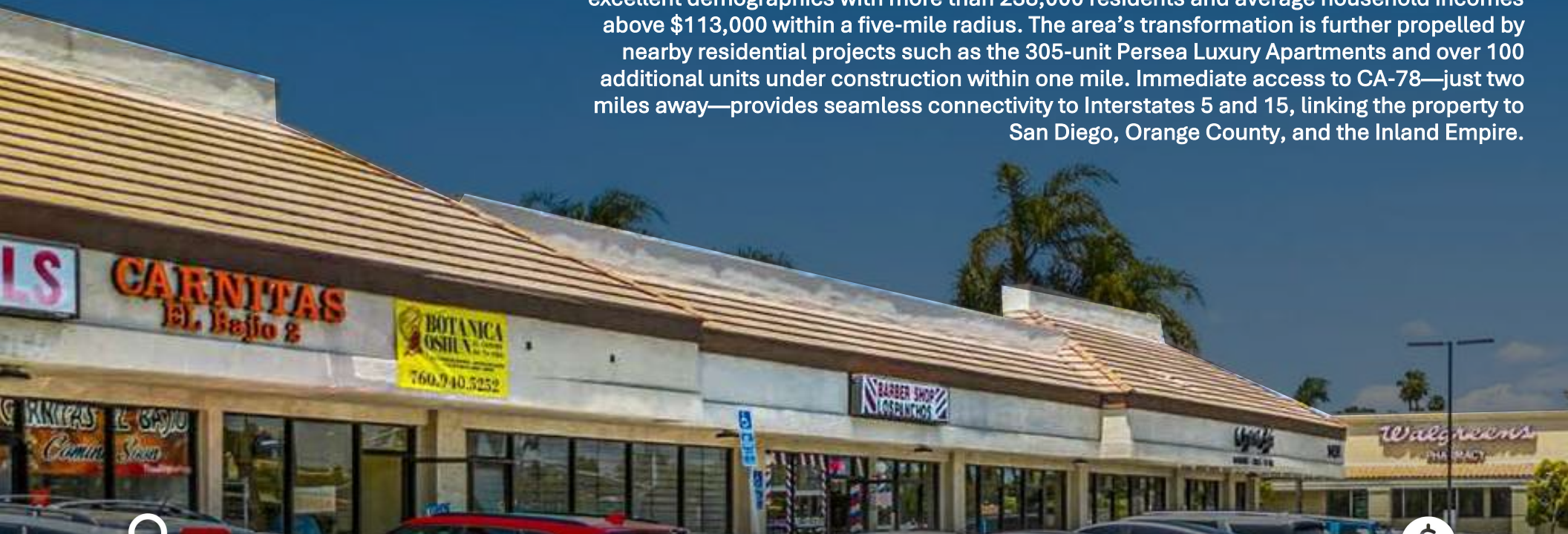
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1450 N SANTA FE AVE

Positioned at the high-visibility, signalized intersection of N. Santa Fe Avenue and W. Bobier Drive, this premier Vista retail location offers exceptional stability and long-term investment appeal. The center sits along a major commercial corridor with traffic counts exceeding 40,000 vehicles per day, benefiting from strong surrounding tenant synergy and a rare infill position in a high-barrier Southern California market. The property is anchored by a McDonald's outparcel (NAP) and is surrounded by nationally recognized retailers including Stater Bros., CVS, and AutoZone, driving consistent consumer activity and reinforcing the site's retail strength.

Vista continues to experience rapid redevelopment and population growth, supported by excellent demographics with more than 238,000 residents and average household incomes above \$113,000 within a five-mile radius. The area's transformation is further propelled by nearby residential projects such as the 305-unit Persea Luxury Apartments and over 100 additional units under construction within one mile. Immediate access to CA-78—just two miles away—provides seamless connectivity to Interstates 5 and 15, linking the property to San Diego, Orange County, and the Inland Empire.



Total Property SF:
± 20,490 SF

Available:
Suite 0: ± 640 SF



High Traffic Signalized
Intersection
(40,000+ Cars / Day)



Monument Signage



Ample Parking



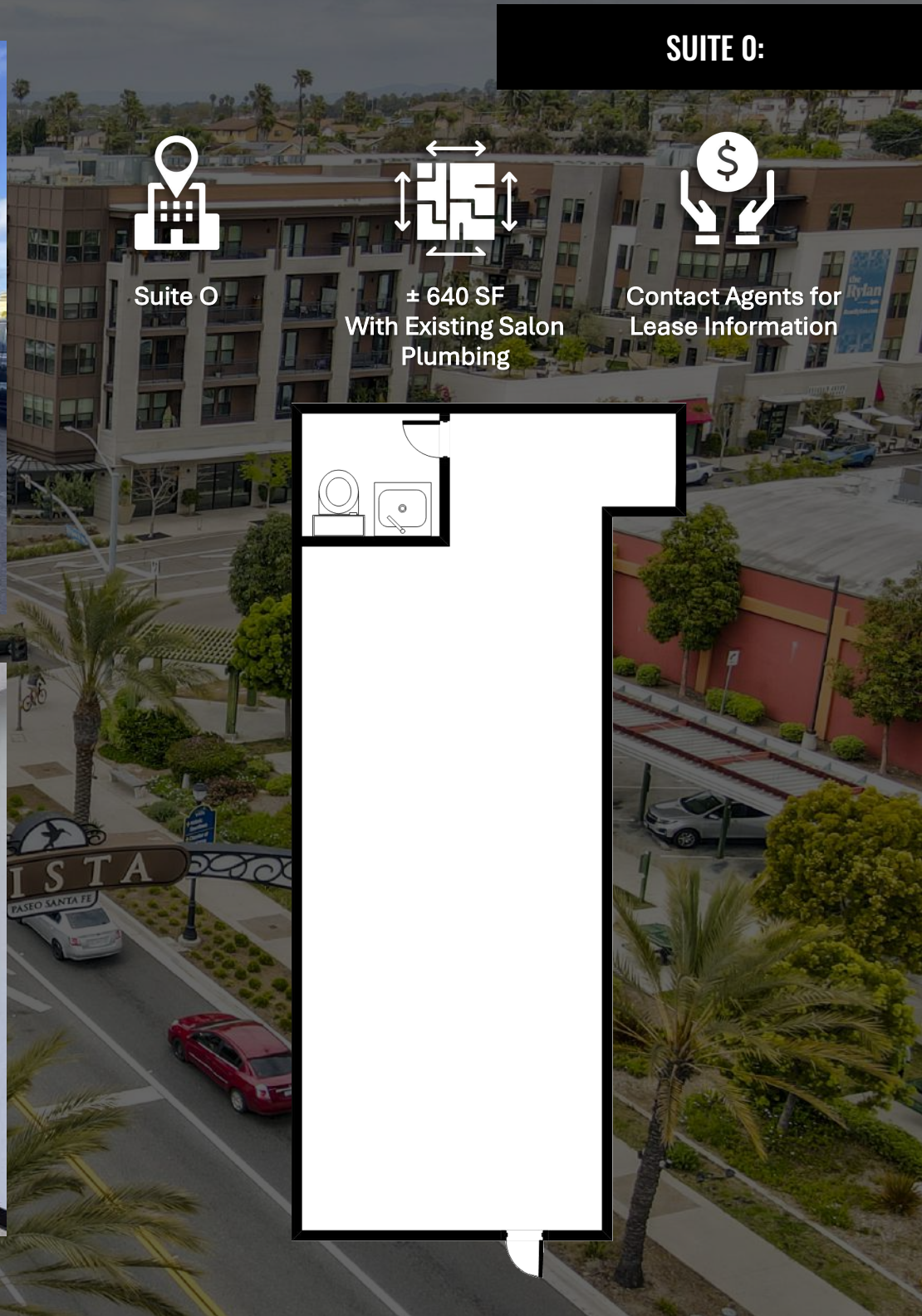
Adjacent to
McDonalds



Contact Agent for
Lease Details



Floor plan not fit to scale; for reference purposes only.



SUITE 0:



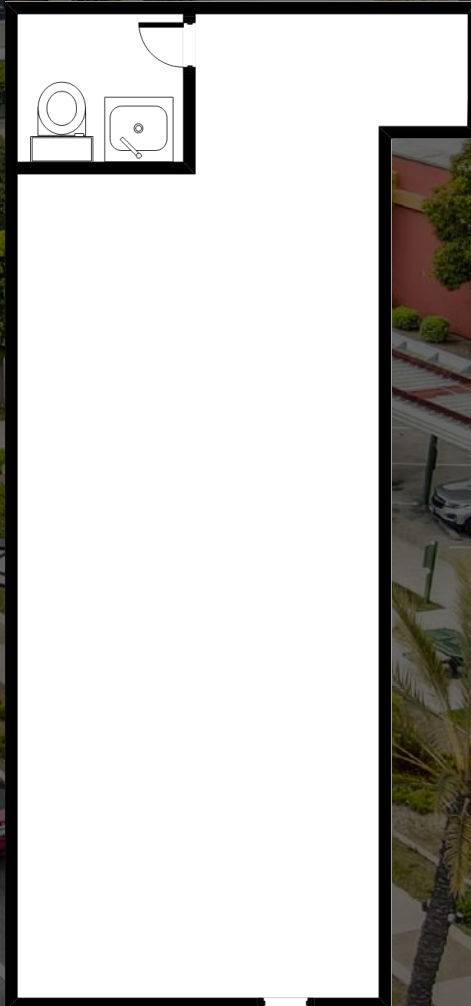
Suite 0



± 640 SF
With Existing Salon
Plumbing



Contact Agents for
Lease Information





DEMOGRAPHICS

CoStar Demographics: 5 Mile Radius



47,656

Owner Occupied
(5 Mile)



238,393

2024 Population
(5 Mile)



79,603

Total Households
(5 Mile)



\$113,939

Avg. Household Income
(5 Mile)



66,015

Number of Employees
(5 Mile)



9,156

Number of Businesses
(5 Mile)



NEARBY DEVELOPMENTS



LEGEND	COMPLETED	CONSTRUCTION	APPROVED
1	2	3	4
1 NV LOFTS Completed 60 apartment units, inclusive of 5 affordable units, on a 1.26-acre site located at 1559 N Santa Fe Avenue	2 1570 N SANTA FE AVENUE Approved Site Development Plan for 33 apartments on .53 acres (1570 N. Santa Fe Avenue)	3 PERSEA APARTMENTS Completed 305-Unit 3-Story apartment complex located at 1333 N Santa Fe Avenue	4 NORTH SANTA FE APARTMENTS Approved 36 apartment units on approximately 1.29 acres located at 1304 N Santa Fe Avenue
5	6	7	8
5 SANTA FE SENIOR VILLAGE Completed 54 affordable senior community units located at 414 N Santa Fe Avenue	6 RYLAN APARTMENTS Completed 126-unit mixed-use development with ground floor commercial retail/ office spaces located at 100 Main Street	7 PARK AVENUE Approved 176 unit apartment complex on a 2.9 acre site located at 176 Eucalyptus Avenue	8 CASERRA APARTMENTS Construction Site development plan to construct 141 apartments units on a 2.38 acres site located at 1070 S Santa Fe Avenue



DRIVE TIMES

Vista Transit Center	4 mins
Highway 78	7 mins
Highway 76	10 mins
SoCal Sports Complex / Frontwave Arena	15 Mins
Oceanside Harbor	20 mins
San Diego Intl Airport	53 mins

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PACIFIC COAST COMMERCIAL

10721 Treena Street, Suite 200
San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930

